

5. In these circumstances, since the offer of the Committee of 1403. Kanal is not acceptable and the bidder - M/s SAS Properties desires to have its bid cancelled and monies paid by it returned to it, the application of the Committee is allowed to the extent that the sale confirmed vide order dated 11 the August, 2011 is hereby cancelled. The Committee shall return the monies deposited by M/s SAS Properties along with interest WP(C) No.1399/2010 Page 6 earned thereon within a period of four weeks from today. The bidder M/s SAS Properties will apply for refund of the Stamp Duty with the Revenue Authorities in view of this order. It would always be open to the parties to approach this Court in the event of any difficulties in the working out of this order.

6. The application is allowed in the aforesaid terms. No order as to costs.

NAJMI WAZIRI, J (JUDGE)

S. RAVINDRA BHAT, J (JUDGE)

SEPTEMBER 30, 2013

//TRUE TYPED COPY//

COMMITTEE GOLDEN FORESTS (INDIA) LIMITED

(Appointed by the Hon'ble Supreme Court of India)

Chairman's Off: # 1065/1, Sector 39-B, Chandigarh-160 036 Tel:
0172-2695065

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COM/CHD/P-MP-12/2022/ 888

March 7, 2022

IN RE: SHOW CAUSE NOTICE DATED 05.02.2021

Committee-Golden Forests India Limited.

Versus

1. Babubhai S/o Sh. Amirambhai Joshi,R/o Shankeshwar, Tehsil Sami, District: Patan (Gujarat)
2. Rohit Kumar S/o Naraindass AcharyaR/o 4, Vivekanand Society, Behind Dwarikapuri, Sjuresh Nagar (Gujarat)
3. Sanjay S/o Hariparsad Bhatt,R/o Bhawanikunj, Lalji Madhavji Street, Kalba Chowk, Junagarh (Gujarat)
4. Kaushikbhai S/o Sh. Chhotabhai,R/o C-13, Triveni Society, Subhanpura, Badodra, (Gujarat)
5. Pinakim S/o Sh. Dineshchandwe Shah,R/o Madhavgiri ki Kharki, Bhadrwa, Tehsil Savli, District Barodra (Gujarat)

6. Gulabbhai S/o Chhotubhai Lad,R/o Shivanjli Society Nursery Road, Billimora, District Nabsari (Gujarat)

7. Dalsukhbhai S/o Kumbharbhai Master,R/o Krishanbhuwan, Garba Chowk, Junagarh, Ahamdabad, (Gujarat)

8. Hasmukh Bhai S/o Bhaganbhai Patel, R/o Bempur, Post Mahiyapoor, Tehsil Malpur, District Sabarkatha (Gujarat)

9. M/s. Advantage Equifund Private Limited,A.B. Road, Sndhwa (MP) through its Director Shri Amar S/o Sh. Bhikhulal Agrawal

Argued by: Mr. Punit Bali, Senior Advocate and Mr. Surjeet Bhadu, Advocate for RespondentNo.9. None for Respondents 1 to 6.

ORDER

Introduction

1. A complaint was received by the Chairman, Committee GFIL on 28.01.2021 from one Sh. Jai Singh Thakur son of Kesar Singh, resident of Panda, Tehsil Mhow. The letter disclosed that Padampura Construction Company, a subsidiary of Golden Forests, had illegally sold some land measuring 55 bighas. It was also stated that a colony was being developed and huge profit was being earned. Revenue records and copies of sale deeds were attached with this letter.
2. The land in question was in Neuguradia, Tehsil Mhow, District Indore, Madhya Pradesh.

The following documents were attached with the complaint:

- (i) Kisht Bandi Khatauni 2018-19 reflecting ownership of Advantage Equifund Pvt. Limited.
- (ii) Khasra 5 years (new form)
- (iii) Sale deed No. 86 dated 25.4.1998
Area: 19.421 ha
Purchase price: Rs. 4,98,000/-
Sellers: Janaki Bai & others
Purchaser: Padampura Construction Pvt. Ltd.
- (iv) Sale deed dated 587 dated 24.8.2004
Area: 13.091 ha
Purchase price: Rs 34,91,000/-
Seller: Padampura Construction Pvt. Ltd.
Purchasers: Babubhai & seven others
- (v) Mortgage deed dated 24.5.2012
Mortgagor: Advantage Equifund Pvt. Ltd.
Property mortgaged: 130 plots measuring 107000 sq. ft.
(0.995 ha)

3. The matter was inquired into by the Committee. It was found that Padampura Construction Private Limited, Manimajra, was indeed an associate company of Golden Forests (India) Limited (hereinafter referred to as "GFIL"). On examining the attached documents it was found that Padampura Construction Company had sold 13.091 hectares in village Neuguradia, Tehsil Mhow, District Indore, Madhya Pradesh, to Babubhai and seven others on 28.4.2004. A part of this land was further sold by Babubhai and

others to Advantage Equifund Private Limited (hereinafter referred to as "AEPL") on 03.05.2011.

4. Exercising its mandate under various judicial orders, this Committee issued show-cause notices dated 05.02.2021 to Babubhai and seven others and to AEPL, calling upon them to show cause why a recommendation should not be made to the Hon'ble Supreme Court of India to take possession of the property. The order dated 23.11.1998 of the Bombay High Court in Writ Petition No. 344 of 1998 entitled Securities Exchange Board of India v. Golden Forests (India) Ltd.& Ors. is as follows:

"The respondent-company and its subsidiaries as well as the Directors are directed not to dispose of any property of the respondent-company or its subsidiaries or its Directors till further orders."

Order dated 05.09.2006 passed in Transfer Case (Civil) No. 2 of 2004 of Supreme Court of India in Securities Exchange Board of India v. Golden Forests (India) Ltd. is as follows:

"Insofar as the period prior to the appointment of provisional liquidator in the winding up petition in the Punjab and Haryana High Court and Delhi High Court is concerned, the Bombay High Court in its order dated 23rd November, 1998 had restrained the company, its subsidiary as well as directors not to dispose of the properties of the respondent company or its subsidiaries or its directors till further orders. It would be to the Committee to make appropriate recommendations to this Court regarding the status of sales made after the restraint order passed by the

Bombay High Court on 23rd November, 1998. Any application putting a claim for settlement of properties after the restraint order passed by the Bombay High Court should be made to the Committee which shall be at liberty to make appropriate recommendations to this Court for its consideration.

Insofar as the settlement/sales of immovable properties for the period between the appointment of provisional liquidator passed by the High Court of Punjab and Haryana and the restraint order dated 17th August, 2004 passed by this Court are concerned, any sales/settlement made contrary to the orders passed after the appointment of Provisional Liquidator by the High Court of Punjab and Haryana on 20th January, 2003 and the restraint order passed on 17th August, 2004 by this Court shall be ignored and the Committee would be at liberty to get hold of those properties by taking vacant possession thereof with the help of civil and police authorities and deal with them in accordance with the directions already given."

Submissions of Respondent 1-6

5. Babubhai and five others (respondents 1 to 6) appeared before the committee on 24.03.2021 through Sh Vaikank Joshi, Advocate, and submitted that two of the original purchasers namely Dalsukhbhai and Hasmukhbhai (arrayed as respondents not 7 & 8) had died. Accordingly, presence of these two respondents was dispensed with. Sh. D.K.Singhal, Advocate, appeared for AEPL and sought time for getting copies of some documents.

6. The defence pleaded by Babubhai and five others (respondents 1 to 6) is that they were residents of Gujarat and had come to know of an investment scheme launched by GFIL to double money in three and a half years. GFIL appointed several agents in various areas of Gujarat. The respondents had joined hand with GFIL as agents. The respondents' case is that acting as agents of GFIL they took deposits from many persons and credited the amounts to GFIL's account. Receipts were given to the investors on behalf of the company. Later the respondents came to know that the company had gone into liquidation (sic) and was not in a position to return the deposits to the depositors. Several complaints were filed against the company and the agents were also involved in police complaints. Respondents approached GFIL, who then decided to sell properties held by its subsidiary company, Padampura Construction Company Pvt. Ltd. vide their resolution dated 05.12.2000 and return money, to the investors from the sale proceeds. Sh. A.D.Sharma was appointed the authorized person to sell various properties of the company.
7. Respondents (1 to 6) submit that they paid the dues to the investors/depositors on behalf of the company and presented the receipts to Sh. A.D.Sharma and demanded the money from the company. They were informed that the company had no property in Gujarat and were advised to purchase company's land in Neuguradia, Tehsil Mhow, District Indore, Madhya Pradesh. Thereafter respondents (1 to 6 and the deceased respondents) purchased land bearing revenue survey numbers 81/1, 91/1, 97,

98/1, 91/1 to 99/3, 110/1 to 110/3 (total 13.091 hectares) from Padampurs Construction Pvt. Ltd. on 28.04.2004.

8. Later the above respondents decided to sell a part of the land to Sh. Piyush Aggarwal and Sh. Pavan Tiwari against the consideration amount and executed General Power of Attorney in their favour on 25.11.2010. Since then the respondents do not have possession of the property.

Submissions of Respondent 9

9. Reply was also filed Respondent 9, Advantage Equifund Pvt. Ltd. (AEPL). It was stated that AEPL had on 03.05.2011 purchased 8.349 hectares from respondents 1 to 5 through their power-of-attorney holders for valid consideration of Rs 1,47,30,000/-. True copy of sale deed dated 03.05.2011 is Annexure 'C' and the receipts issued by the sellers are at Annexure 'D'. The name of AEPL was then entered in the revenue records, copy of the entry is at Annexure "E".
10. It has been submitted by AEPL (Respondent 9) that land was purchased from respondents 1 to 5 through a valid sale deed after due diligence and conducting all reasonable enquiries. After registration of the sale deed, respondent 9 acquired a clear and valid title for valuable consideration. Sub-Divisional Officer granted development permission and a part of the land was mortgaged for EWS plots in terms of the rules. The respondent also obtained various permissions from the authorities for developing a colony, like registration as a colonizer/builder,

permission for development, mortgagee of 25% of plots, permission to sell 34 mortgaged plots, allot and sell 66 plots in EWS category, cleared liability to pay dues (copies of supporting documents have been annexed as Annexures "F" to "M"). Various other permissions were taken from the concerned department and have been annexed as Annexure "N." A development agreement dated 12.09.2012 had been entered with Richfield Infra Built Pvt. Ltd. granting development rights under which AEPL was to retain 25% of sale proceeds and 75% was to be paid to the builder. This agreement is Annexure "O".

11.Total number of plots developed was 478, out of which 342 had been sold through registered sale deeds and 115 plots were mortgaged from which 34 had been sold after taking permission. The List of plots has been annexed as Annexure "P". This list shows that actually 341 plots had been sold and registered.

12.Respondent 9 is also relying on auction notice dated 11.05.2018 (Annexure "R") issued by this Committee regarding properties for sale but the notice does not include the lands in question. Likewise details taken from the Committee's website also contain the lands available for sale but does not include the land in question. Lastly, along with additional submissions, list of registered plot holders and photographs of the colony have been filed as Annexures "T" and "U."

13.The main contention of respondent 9 is that it is a bona fide purchaser for valuable consideration. The respondent neither had

knowledge nor reason to believe, despite exercise of prudence and due diligence, that a restraint order had been imposed on properties of Golden Forests (India) Limited and its subsidiary companies.

14. It was also submitted that even the authorities remained silent at the time of registration and at the time of granting the various permissions for development. There was complete absence of information in judicial records or in public knowledge with regard to any restraint on transfer of the property. There was no material with the respondent either at the stage of entering into the transaction or at any stage thereafter, till the issuance of the show-cause notice, to infer that sales were prohibited.

Considerations

15. Certain facts are undisputed. Padampura Construction Private Limited, Mani Majra, Chandigarh in all owned 19.421 hectares of land in village Neurguardia, Tehsil Mhow, District Indore, Madhya Pradesh. The land was purchased by this company from Janaki Bai & others on 25.04.1998 for Rs 4,98,000/-. The company is mentioned at serial no. 77 in the list of subsidiary and associates companies of Golden Forests (India) Limited. The property of this company, therefore, comes under the custody and control of this Committee. Under the Supreme Court mandate, properties of GFIL and its subsidiary and associate companies are required to be sold to return money to lacs of investors.

However, the Committee's record relating to properties of the Golden Forests group of companies is based on Dr. Namavati Report and information received from other sources. It is true that the Committee came to know about the land in question for the first time when the subject complaint was received on 28.01.2021 and the matter was examined by the Committee. It's for this reason that the details of the land are missing from the auction notice dated 11.05.2018. This makes no difference because the land was purchased by Padampura Construction Private Limited (a Golden Forest group of companies).

16. Directors of GFIL were also promoters of Padampura Construction Private Limited. They ignored the restraint orders issued by the Bombay High Court on 23.11.1998 and transferred its property by sale to respondents 1-8 on 28.04.2004 for Rs. 34,91,000/- through registered sale deed. The respondents were not investors in any of the Golden Forests group of companies but were in fact agents of GFIL, who collected money from the general public for investment in GFIL. When investors came to know that GFIL and its group of companies were under liquidation (the term used by them to mean financial stress) they approached the company's agents, respondents 1-8 for return of their money. After the respondents returned the money to the investors, they in turn approached GFIL for refund. This was stated by respondents 1 - 8 but no proof of money was produced. The company then purportedly passed a resolution on 05.12.2000 and on its basis transferred 13.091 hectares of land in village Neurguardia to

respondents 1-8 on 28.04.2004. This is how the transferors came to own the land in question.

17. The transaction between respondents 1-8 (self-proclaimed agents) and GFIL is an opaque transaction because the transferors have not disclosed before this Committee the extent of refund of investment they made to the investors, nor produced any proof of return, as agents of GFIL. They also do not disclose the sale consideration for which Padampura transferred 13.091 hectares to them on 28.04.2004. Copy of the sale deed has not been filed by them but is available on record having been sent by Sh. Jai Singh Thakur along with his complaint.

18. Save for 8.183 ha transferred by respondents 1 to 8 to AEPL on 03.05.2011 for Rs. 1,47,50,000, the balance land measuring 4.908 ha is still wrongly held by respondents 1 to 8.

19. The narration of facts mentioned in the reply filed by respondent 9 (AEPL) does show that this company purchased 8.349 hectares on 03.05.2011 for Rs 1,47,30,000. After this AEPL began planning development on 8.349 hectares, obtained necessary permissions and clearances. AEPL entered into a development agreement on 12.09.2012 with Richfield Infra Built Pvt. Ltd. granting development rights to the developer over 8.183 hectares (sic). Under this agreement AEPL (land owner) was to retain 25% of sale proceeds and 75% was to be paid to Richfield Infra Built Pvt. Ltd. (promoter & developer).

Committee's Mandate

20. The promoters of GFIL were bound by the order passed by Bombay High Court on 23.11.1998 in Writ Petition No. 344 of 1998 titled as Securities & Exchange Board of India Vs. Golden Forests (India) Ltd. & Ors. whereby GFIL and its subsidiaries as well as the Directors were directed not to dispose of any property of the respondent-company or its subsidiaries or its Directors till further orders.

21. This Committee derives its mandate from order dated 05.09.2006, in T.C.(C) 2 of 2004, Securities and Exchange Board of India vs. Golden Forests (India) Ltd. the Hon'ble Mr. Justice Ashok Bhan and Hon'ble Mr. Justice Sirpurkar. Supreme Court gave further directions to the Committee on 15.10.2008 to take over all the assets mentioned in the valuation report prepared by Dr. Namavati regarding the properties of Golden Forests Group of Companies, and enumerated guidelines regarding auction sales by the Committee.

22. Supreme Court had ordered that a certified copy of the Order of the Court as contained in the Record of Proceedings dated 5.9.2006 be forwarded to Chief Secretaries of all States, Administrators of all Union Territories, Director Generals of Police of all States and Union Territories for information and necessary action.

Status of 19.421 ha

23. The submissions of the parties and examination of the revenue records establish the following facts:

- Property measuring 19.421 ha situated in Village Neuguradia, Tehsil Mhow, Distict Indore, Madhya Pradesh was originally purchased by Padampura Construction Pvt Ltd from Janaki Bai & others on 25.04.1998 for Rs 4,98,000/-.
- Part of the above property measuring 13.091 ha was sold to Babubhai & seven others on 28.04.2004 for Rs 34,91,000/-.
- Part of the property measuring 8.349 ha was further sold by Babubhai and others to Advantage Equifund Pvt Ltd on 03.05.2011 for 1,47,30,000/-.
- Part of the property (130 plots measuring 0.995 ha) was mortgaged by AEPL on 24.05.2012for getting development permission.
- The property of AEPL was developed into plots by Richfield on the basis of development agreement dated 12.09.2012 and sold to 434 plots holders.
- The breakup of ownership of 19.421 ha is as follows:

(A)Padampur Construction Pvt. Ltd.	6.330 ha
(B) Babubhai & others	4.750 ha
(C)Advantage Equifund Pvt. Ltd.	8.349 ha
(D)Out of 8.349 ha mortgage by AEPL	0.99 ha

Conclusions

24.Transfer of 13.091 ha by Padampura Construction Pvt. Ltd. to Babubhai and seven others on 28.04.2004 was in violation of

restraint orders, therefore, the sale to Babubhai & others is void. Consequently, all subsequent transactions/transfers of 8.349 ha by Babubhai and others to AEPL vide sale deed dated 03.05.2011, mortgages created on 0.995 ha by AEPL on 24.05.2012, development agreement between AEPL and Richfield 12.09.2012 and sale of 434 plots on various dates, as reported to this Committee by AEPL are also void and of no legal effect.

25. The misconduct by Padampura Construction Pvt. Ltd. is extremely grave. The property was originally bought on 25.4.1998 from money deposited with GFIL by thousands of investors. The directors and promoters of GFIL and Padampura Construction Pvt Ltd brazenly violated the restraint orders passed by the Bombay High Court on 23.11.1998, when this property was sold to Babubhai & others on 28.04.2004. Babubhai & others were agents of GFIL and had been taking deposits from investors on behalf of GFIL. It must be presumed that these persons knew very well the financial position of GFIL as they were the company's agents and have stated in their reply that GFIL had gone into 'liquidation.' Babubhai & others were parties to the violation of the restraint order dated 23.11.1998 and cannot be forgiven for deceitfully selling 8.349 ha to AEPL.

Recommendations

26. On the basis of the above discussions it is directed that the entire property of Padampura Construction Pvt. Ltd. measuring 19.421 ha is liable to be taken possession of by this Committee. Warrant of possession be issued for execution to the concerned

Collector/Revenue Officer at Mhow, District Indore, Madhya Pradesh. Details of this property are as under:

As per Sale Deed No.86 dated 25.04.1998, Padampura Construction Pvt. Ltd. purchased land measuring 19.421 Hectare or 233.08 Bigha for Rs.4,98,000/- in which Khasra No.87 Area 3.893 Hectare and 88 Area 5.455 Hectare and 91/1 Area 2.523 Hectare and 97 Area 0.219 Hectare and 98/1 Area 1.564 Hectare and 99/1 and 99/3 Area 4.142 Hectare and 110/1 and 110/3 Area 1.625 Hectare, Total Land 19.421 Hectare.

27. However, having carefully considered the circumstances with regard to property purchased by AEPL from Babubhai it seems that AEPL may have been purchased in ignorance but not in defiance of the order. The deceit and misrepresentation was practiced by Babubhai & others who knew full well that GFIL was facing financial difficulties. They brazenly went ahead to sell the property to AEPL without disclosing the information they possessed regarding GFIL and other subsidiary companies.

28. After purchasing 8.349 ha, AEPL took several steps to develop the property, obtains development permissions, engage Richfield to develop the property, create a mortgage on 0.995 ha, and further sell 434 plots. Too many 3rd and 4th party rights and interests in the property have come into existence which have caused too many complications because fairness would require granting hearings to the transferee plot holders before repossession their plots. After repossessing the plots, the plots shall be again put up for sale in the open market.

29. Therefore, the transaction regarding sale of 8.349 ha to AEPL can be treated as a voidable one by the Committee. It is proposed to give an opportunity to AEPL to get the purchase transaction regularized and title perfected. By adopting this step the Committee will not suffer a loss and will avoid lengthy proceedings against hundreds of plot holders, because procedural justice shall require service of notices to the plot holders and a hearing before taking a decision. Details of land sold by Babubhai and others to AEPL are as follows:

As per Sale Deed No.219 dated 03.05.2011, Babubhai and others sold land measuring 8.349 Hectare or 100.10 Bigha for Rs.1,47,30,000/- in favour of M/s Advantage Equifund Pvt. Ltd. in which Khasra No.88/1 Area 3.018 and 91/1 Area 2.553 Hectare and 97 Area 0.219 Hectare and 98/1 Area 1.564 and 99/1-99/3 Area 0.629 and 110/1 Area 0.200 Hectare, Total land sold as per sale deed is 8.183 Hectare.

30. Advantage Equifund Private Ltd. (AEPL) shall have an opportunity to get the above transaction regularized by depositing the circle rate for the year 2021-22 on 8.349 ha with the Committee, within 1 month from the date of confirmation of this order by the Hon'ble Supreme Court of India.

A recommendation in this regard is made to the Hon'ble Supreme Court of India.

Sd/-	Sd/-	Sd/-
Justice K.S. Garewal (Retd) Chairman Committee – GFIL	P.L. Ahuja, Member Committee – GFIL	B.M. Bedi, Member Committee – GFIL

COMMITTEE - GOLDEN FORESTS (INDIA) LIMITED

(Appointed by the Hon'ble Supreme Court of India)

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www.goldenforestcommittee.com

COM/CHD/P-MP-12/20221 427

September 15, 2022

Re: Representation dated 12.7.2022 filed by Multy Innovative Education and Research Society.

1. Multy Innovative Education and Research Society (MIERS) has represented before the Committee, through its chairman Sh. Hemant Goyal and presented a written representation dated 12.7. 2022. MIERS claims to be owner in possession of 1.515 hectares in Neuguradia, Tehsil Dr. Ambedkar Nagar-Mhow, District Indore, Madhya Pradesh.
2. The applicant submits that this land was purchased through registered sale deed dated 10.2.2016, registered with the office of Sub-registrar Mhow. Copy of the sale deed has been has been attached to the representation. The sale deed reflects that consideration of Rs.50,00,000.00 was paid by MIERS to Mishra and Mishra Realty Pvt. Ltd. However, the value of the property has been shown in the sale deed as Rs 71,16,999,99.
3. In support of the representation, the applicant has filed several documents showing the chain of titles reflecting how the property

came to vest in Mishra and Mishra Realty Pvt. Ltd. The property in question measuring 1.515 hectares which MIERS purchased was a part of the property of Mishra and Mishra Realty Ltd bought from Vijaya Ben, Kokila Ben and Hansmukh Bhai vide sales dated 31.3.2012 (2.783 ha) and 6.8.2012 (0.505 ha), total 3.288 ha.

4. Detailed examination by the office revealed that Padampura Construction Pvt. Ltd. had on April 25, 1998 purchased 19.421 hectares from Janki Bai and others. Later Padampura Construction Pvt. Ltd. sold 13.091 hectares to Babubhai and others on August 24, 2004 for Rs 34,91,000. From this land Babubhai and others sold 8.183 hectares on May 3, 2011 to Advantage Equifund Pvt. Ltd. (AEPL.) for Rs 1,47,30,000.00 but there still remained about 4.805 ha with Babubhai and others.

5. Coming to the transactions through which the vendors of the applicant acquired the land in question, it is further revealed that Mishra and Mishra Realty Pvt. Ltd. had purchased the land in two parcels, under sale deeds dated 16.5.2012 for Rs 21,00,000.00 (2.783 ha) and 12.9.2012 for Rs 7,58,000.00 (0.505 ha) from Vijaya Ben and others. The respective areas being 2.783 hectares and 0.505 hectares. It may be noted that Vijaya Ben and Kokila Ben vendors no. 1 and 2 in the sale deeds were the widow and daughter of Dalsukh Bhai, vendee no.7 in sale deed dated 24.8.2004 and Hansmukh Bhai was vendee no. 8 in sale deed dated 24.8.2004. Thus, the land sold to MIERS was part of the land purchased by Babubhai and 7 others on 24.8.2004.

6. Out of these two parcels, MIERS has purchased 1.515 hectares, as recounted in the opening paragraphs. It becomes clear that

Padampura Construction Pvt. Ltd sold the subject land to Babubhai & others who sold it to Mishra and Mishra Realty who further sold it to MIERS. The land now owned by MIERS had belonged to Padampura Construction Pvt. Ltd which was a Golden Forest Group of Companies covered by the restraint order dated 23.11.1998 of Bombay High Court.

7. In support of the representation the applicant asserts that they are in legal possession of the property and had taken extravagant precautions. Subsequent to the purchase, the applicant took the needful sanctions from various authorities like TNCP, Gram Panchayat etc and after going through a very lengthy process, obtained NOCs from various government departments granting them permission to start an educational institution on the land. These orders/sanctions are as follows:

- a) Diversion Order dated 29.10.2016 Prakran Kramank 20/A-2/16-17/SDO Mhow regarding 1.515 ha.
- b) INCP Order dated 15.12.2016 Ref. No. 10768/SP/M09 /15/2016/15.12.2016 regarding 1.515 ha.
- c) Building Construction Permission dated 3.4.2017 Ref. No. 1/3.04.2017 Building Construction Permission from Gram Panchayat-Neu Guradiya.
- d) Building Completion Certificate dated 19.6.2019 Ref. No. 35/19.06.2019 Building Completion Certificate from Gram Panchayat-Neu Guradiya.
- e) Non encumbrance Certificate dated 18.6.2021 Ref. No. 3369/20/18.06.2021/Sub Registrar District Indore.

8. The applicant further submits that a school known as "The Upanishad School" has come up on the land with 400 students from Nursery to Class VII. The school has also been recognized by Local State Education Department. Lastly, it has been stated that the applicant holds possession of the land after going through the due judicial process, which deserves to be protected.

9. The matter has been examined from all angles. The representation made by MIERS is identical to the one earlier made by Advantage Equifund Private Limited (AEPL). Both properties were originally part of 19.421 ha purchased by Padampura Constriction Private Limited on 25.4.1998, out of which 13.091 ha was transferred to Babubhai & seven others 24.8.2004, who sold 8.349 ha AEPL and 3.288 ha to Mishra & Mishra Realty, MIERS purchased 1.515 ha from Mishra & Mishra Realty.

10. The full details of the series of transactions relating to AEPL are given in the Committee's order dated 7.3.2022, which shall form a part of this order.

11. Therefore, the transaction regarding sale of 1.515 ha to MIERS can be treated as a voidable one by the Committee. It is proposed to give an opportunity to MIERS to get the purchase transaction regularized and title perfected. By adopting this step the Committee will not suffer a loss and will avoid lengthy proceedings which may interrupt the education of hundreds of students of The Vedanta School. Justice shall require service of notice to the School and a hearing before taking a decision. Detail of land purchased by MIERS is as follows:

Sale deed dated 10.2.2016: VENDOR Mishra & Mishra Reality Pvt. Ltd. VENDEE Multy Innovation Education and Research Society. AREA 1.515 ha. MUTATION No. J- 309821.

12. MIERS shall have an opportunity to get the above transaction regularized by depositing the circle rate for the year 2022-23 on 1.515 ha with the Committee on 1.515 ha, within 4 months from today. A recommendation in this regard is hereby made to the Hon'ble Supreme Court.

Sd/-	Sd/-	Sd/-
Justice K.S. Garewal	P.L. Ahuja Member	B.M. Bedi Member
(Retd). Chairman	MEMBER	MEMBER
CHAIRMAN	COMMITTEE-GFIL	COMMITTEE-GFIL
COMMITTEE-GFIL		

//TRUE TYPED COPY//

ITEM NO.6

COURT NO.8

SECTION X

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

Writ Petition(s)(Civil) No(s). 188/2004

M/S. RAIGANJ CONSUMER FORUM

Petitioner(s)

VERSUS

UNION OF INDIA . & ORS.

Respondent(s)

([ONLY I.A. NOS.141055, 141059, 167937, 87335, 167941 OF 2018 AND 80958,143211 OF 2021 IN T.C.(C) NO.2 OF 2004, I.A. NOS.75467, 112751 OF 2020 AND 33106 OF 2019 IN W.P.(C) NO.188 OF 2004 AND C.A. NOS.3134-43137 OF 2017 ON 14.02.2023.I.A. Nos.145178/2019 and 131614/2020 and I.A. No.42747 of 2021in T.C. (C) No.2/2004 and Contempt Petition No.942 of 2021 inT.C.(C) No.2/2004

IA No. 112751/2020 - APPLICATION FOR PERMISSION

IA No. 33106/2019 - APPLICATION FOR PERMISSION

IA No. 75467/2020 - APPROPRIATE ORDERS/DIRECTIONS)

WITH

T.C.(C) No. 2/2004 (XVI-A)

(IA No. 80258/2020 - APPLICATION FOR PERMISSION

IA No. 42747/2021 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 80260/2020 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 62749/2022 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 79102/2020 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 147187/2021 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 80264/2020 - EXEMPTION FROM FILING AFFIDAVIT

IA No. 147185/2021 - EXEMPTION FROM FILING O.T.

IA No. 147188/2021 - EXEMPTION FROM FILING O.T.

IA No. 147184/2021 - INTERVENTION APPLICATION

IA No. 158706/2021 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES)

C.A. No. 3134-3137/2016 (IV)

CONMT.PET.(C) No. 942/2021 in T.C.(C) No. 2/2004 (XVI-A)
(FOR ADMISSION)

Date : 25-04-2023 These matters were called on for hearing today.

Signature :
Digitally signed by
Deepak Singh
Date: 2023.06.26
15:35:36 IST
Reason: []

HON'BLE MR. JUSTICE B.R. GAVAI
HON'BLE MR. JUSTICE VIKRAM NATH
HON'BLE MR. JUSTICE SANJAY KAROL

For Petitioner(s)

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Ms. Devina Bhandari, Adv.

Mr. Pankaj Kumar Mishra, AOR

Mr. Ranjan Mukherjee, AOR
Mr. Shantanu Bhowmick, Adv.
Ms. Aayushi, Adv.

For Respondent(s)

Ms. Suruchi Agarwal, Sr. Adv.
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Mr. Soumya Dutta, AOR

Mr. Shailendra Bhardwaj, AOR

Mr. Ashok Kumar Singh, AOR
Mr. Shantwanu Singh, Adv.
Ms. Pragya Singh, Adv.
Mr. Sunny Singh, Adv.
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Mr. Yash Pal Dhingra, AOR
Mr. Ranjan Mukherjee, AOR
Mr. Somnath Mukherjee, AOR
Mr. Pankaj Kumar Mishra, AOR

Mr. Raj Bahadur Yadav, AOR
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Mr. Shashank Bajpai, Adv.
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Ms. Swarupma Chaturvedi, Adv.
Mr. Prashant Singh Ii, Adv.
Mr. Raghav Sharma, Adv.

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Ms. Chitra Markandaya, AOR
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Mr. B. K. Pal, AOR
M/S. Ap & J Chambers, AOR
Mr. Arun K. Sinha, AOR
Mr. S. Ravi Shankar, AOR
Mr. A. P. Mohanty, AOR

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Mr. Ravi Raghunath, Adv.
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Mr. Jatinder Kumar Bhatia, AOR
Mr. Ashutosh Kumar Sharma, Adv.

Mr. Subhasish Bhowmick, AOR

Mrs. Tanuj Bagga Sharma, AOR
Dr. M.k Ravi, Adv.
Mr. Sanjay Bhasin, Adv.

UPON hearing the counsel the Court made the following
O R D E R

I.A. No. 204428 of 2022 in I.A. No. 56711 of 2022 in T.C.(C) No.2 of 2004

1. By way of this application, the applicant seeks the following

prayer:

"a. The order dated 15.09.2022 and 15.11.2022 passed by this Committee (Annexure A-6 and A-7) may please be confirmed."

2. This application is allowed in terms of the prayer clause (a).

I.A. Nos. 177449 of 2022 and 42747 of 2021 in T.C.(C) No.2 of 2004

These applications are disposed of as not pressed.

I.A. No. 47993 of 2023 in W.P.(C) No. 188 of 2004

1. This court, vide order dated 24.01.2023 had directed the Income Tax Authorities to make a valuation of all the properties which could be auctioned. We had granted four weeks' time to do so.

2. By way of present application, the Income Tax Authorities have placed on record the difficulties in completing the exercise within such a short period of time and they have prayed for extension of time by seven months.

3. Mr. Sanjay Jain, learned Additional Solicitor General, fairly, states that the period till 31.08.2023 would be sufficient to complete the exercise.

4. We, therefore, extend the period for completing the valuation till 31.08.2023.

5. This application is disposed of accordingly.

I.A. No. 44362 of 2023 in T.C.(C) No.2 of 2004

1. These are the applications filed by one Mr. Nikhil Syal who claims to be the largest shareholder in the respondent No.1-

company.

2. The applicant claims to be the legal heir of his grand father, father and mother who were promoters of the Company.

3. Ms. Meenakshi Arora, learned Senior Counsel appearing on behalf of the applicant, submits that it will be in the interest of all the stake holders that the best price is achieved for the properties.

4. It is, therefore, submitted that the applicant should be permitted to do an independent valuation of the properties and also be permitted to bring in a good buyer, who is willing to purchase the properties at such a valuation.

5. We see no impediment in allowing the same, if the applicant, at his own expenses, desires to do the valuation of the properties and get a buyer who is willing to pay for the properties at such a valuation as it will be in the interest of all the stake holders.

6. In any case, as observed earlier, in our view, the best mode of sale would be by public auction.

7. However, getting an independent valuation would not come in the way of such a procedure.

8. We, therefore, partly allow the application.

9. The applicant is permitted to do an independent valuation of the properties and also furnish the details about the buyer who would be willing to purchase the said properties.

10. Learned counsel for the Committee is requested to furnish the list of all the properties which has also been furnished to the Income Tax Department for valuation purposes, to the applicant.

I.A. Nos. 87335 and 167941 in TC(C) No. 2 of 2004, I.A. Nos. 62731 and 62733 of 2019, 27236 and 77270 of 2021 and 75467 of 2020 in W.P.(C) No. 188 of 2004 and IA No. 33106 of 2019 and IA No. 112751 of 2020 in W.P.(C) No. 188 of 2004 and C.A. No. 3134-3137 of 2016

As prayed, list these applications/matters on 12.07.2023.

Rest of the applications/matters

List all these application/ matters on 26.09.2023.

(DEEPAK SINGH)
COURT MASTER (SH)

(ANJU KAPOOR)
COURT MASTER (NSH)

//TRUE COPY//

ITEM NO.15

COURT NO.3

SECTION X

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

Writ Petition(s)(Civil) No(s). 188/2004

M/S. RAIGANJ CONSUMER FORUM

Petitioner(s)

VERSUS

UNION OF INDIA & ORS.

Respondent(s)

WITH

T.C.(C) No. 60/2003 (XIV-A)
T.C.(C) No. 66/2003 (XIV-A)
T.C.(C) No. 69/2003 (XIV-A)
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 T.C.(C) No. 68/2003 (XIV-A)
 T.C.(C) No. 2/2004 (XIV-A)
 (ONLY FOR MODIFICATION ON IA 127435/2023
 IA No. 127435/2023 - MODIFICATION)

T.C.(C) No. 1/2004 (XIV-A)
 T.C.(C) No. 19/2005 (XIV-A)
 T.C.(C) No. 24/2005 (XIV-A)
 T.C.(C) No. 23/2005 (XIV-A)
 T.C.(C) No. 58/2005 (XIV-A)
 T.C.(C) No. 57/2005 (XIV-A)
 C.A. No. 3134-3137/2016 (IV)
 T.C.(C) No. 35/2019 (IV)
 T.C.(C) No. 36/2019 (IV)
 T.C.(C) No. 37/2019 (IV)
 T.C.(C) No. 38/2019 (IV)
 T.C.(C) No. 34/2019 (IV)

CONMT.PET.(C) No. 701/2021 in T.C.(C) No. 2/2004 ()
 (FOR ADMISSION and IA No.35282/2021-EXEMPTION FROM FILING O.T.
 IA No. 35282/2021 - EXEMPTION FROM FILING O.T.)

CONMT.PET.(C) No. 942/2021 in T.C.(C) No. 2/2004 ()
 (FOR ADMISSION)

Date : 24-01-2024 These petitions were called on for hearing today.

**CORAM : HON'BLE MR. JUSTICE B.R. GAVAI
HON'BLE MR. JUSTICE SANJAY KAROL
HON'BLE MR. JUSTICE SANDEEP MEHTA**

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**Mr. Pankaj Kumar Mishra, AOR
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Mrs. Naresh Bakshi, AOR**

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Mr. Ravish Singh, Adv.
Ms. Akanksha Singh, Adv.
Mrs. Sweta Singh, Adv.
Mr. Abhilash Tripathy, Adv.
Mr. Avijeet Kumar, Adv.**

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 Mr. Alok Gupta, AOR
 Mr. Chander Shekhar Ashri, AOR
 Mr. Ramesh Babu M. R., AOR
 Mr. Rameshwar Prasad Goyal, AOR
 Ms. Sunita Sharma, AOR
 Mr. Bhargava V. Desai, AOR

Mr. Ashwani Kumar, AOR
 Ms. Iti Sharma, Adv.
 Mr. Anshay Dhatwalia, Adv.

Mr. Shree Pal Singh, AOR

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 Ms. Ishita Farsaiya, Adv.
 Mr. Kartik Jasra, Adv.
 Mr. Pranit Stefano, Adv.
 Mr. Shivam Nagpal, Adv.
 Mr. Pursouth Kanan, Adv.
 Mr. Siddharth, AOR
 Mr. Anshul Saxena, Adv.

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 Ms. Malvika Raghavan, Adv.

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 Ms. Vandana Sehgal, AOR

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 Mr. Saurabh Sharma, Adv.
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Mrs. Rajeshri Nivuratirao Reddy, Adv.
 Mr. Abhijit Sengupta, AOR
 Mr. Anand, Adv.
 Mr. Akhilesh Kumar Tiwari, Adv.
 Mr. Rohit Jaiswal, Adv.

Mrs. Aishwarya Bhati, A.S.G.
 Mr. Arijit Prasad, Sr. Adv.
 Mr. Raj Bahadur Yadav, AOR
 Mr. Shashank Bajpai, Adv.
 Ms. Swarupma Chaturvedi, Adv.
 Mr. Padmesh Mishra, Adv.

Mr. Prashant Singh Ii, Adv.
Mr. Raghav Sharma, Adv.
Mr. R R Rajesh, Adv.

Ms. Pragya Singh, Adv.
Mr. Shantwanu Singh, Adv.
Mr. Rahul Dubey, Adv.
Mr. Sunny Singh, Adv.
Mr. Raj Kishore Sinha, Adv.
Mr. Akshay Singh, Adv.
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Dr. Praveen Hans, Adv.
Dr. M.k Ravi, Adv.
Mr. Denson Joseph, Adv.
Ms. Alka Goyal, Adv.

Mr. S Niranjana Reddy, Sr. Adv.
Mr. Raavi Yogesh Venkata, AOR
Ms. Twinkle Rathi, Adv.
Ms. Akhila Palem, Adv.
Mr. Kotte Venkata Pawan Kumar, Adv.

Mr. S Y Sumani, Adv.
Mr. Ram Kumar, Adv.
Mr. Devendra Singh, AOR

Mr. Kedar Nath Tripathy, AOR

Mr. Susanta Muduli, Adv.

Mr. Mohit D. Ram, AOR

Mr. Ajay Pal, AOR

Mr. Chand Qureshi, AOR

Mr. Vijay Kumar, Adv.

Mr. Pradeep Kumar Gupta, Adv.

Mr. Ramu Vutukuri, Adv.

Mr. K.v.krishna Rao, Adv.

Dr. Ram Kishore Choudhary, Adv.

Mr. Syed Mansoor Ali Rizvi, Adv.

Mr. Mohit Yadav, Adv.

Mr. Harjeet Singh Maini, Adv.

Mr. Inderjeet Singh Maini, Adv.

Mr. Sandeep Singh Dingra, Adv.

Mr. Aditya Soni, AOR

Mr. Ronak Karanpuria, AOR

Mr. Bina Madhavan, Adv.

Mr. S. Udaya Kumar Sagar, Adv.

Mr. Shaik Sohil Akthar, Adv.

M/S. Lawyer S Knit & Co, AOR

Dr. Surender Singh Hooda, AOR

Mr. Jayant K Sud, Sr. Adv.

Ms. Ishita Farsaiya, Adv.

Mr. Kartik Jasra, Adv.

Mr. Pranit Stefano, Adv.

Mr. Shivam Nagpal, Adv.

Mr. Pursouth Kanan, Adv.

Mr. Siddharth, AOR

Mr. Anshul Saxena, Adv.

Mr. V. Giri, Sr. Adv.

Mr. Ravi Raghunath, Adv.

Mr. Utkarsh Kumar, Adv.

Mr. Nihar Dharmadhikari, Adv.

Mr. Sanyat Lodha, AOR

Mr. Rishi Kapoor, AOR

Mr. A.S. Nadkarni, Sr. Adv.

Mr. Aman Vachher, Adv.

Mr. Ashutosh Dubey, Adv.

Mrs. Anshul Vachher, Adv.

Ms. Abhiti Vachher, Adv.

Mr. Akshat Vachher, Adv.

Mr. Prashant Jain, Adv.

Mr. Jyotisman Kar, Adv.

Mr. Amit Kumar, Adv.
Mr. P. N. Puri, AOR

Mr. Rana Sandeep Bussa, Adv.
Mr. Shashibhushan P. Adgaonkar, AOR
Mr. Dharmendra Tripathi, Adv.
Dr. Wolf Chandra Paul, Adv.
Dr. Annie John, Adv.
P. Adganokar, Adv.
Mr. Omkar Deshpandey, Adv.

Mr. Amit Anand Tiwari, Sr. Adv.
Mr. Arjun Garg, AOR
Mr. Aakash Nandolia, Adv.
Ms. Devyani Gupta, Adv.
Ms. Sagun Srivastava, Adv.
Ms. Nisha Pandey, Adv.

Mr. Jagjit Singh Chhabra, AOR
Ms. Ranjeeta Rohatgi, AOR

Mr. Devendra Singh, AOR
Mr. Vivek Mishra, Adv.
Mr. Ashish Sheoran, Adv.
Mr. Ajay Nain, Adv.
Mr. Anmol Harna, Adv.
Ms. Mansha Shukla, Adv.
Mr. Vijay Kumar Singh, Adv.

Mr. Jatinder Kumar Sethi, D.A.G.
Mr. Ashutosh Kumar Sharma, Adv.

Mr. R. Anand Padmanabhan, Sr. Adv.
Mr. Chandren Reddy, Sr. Adv.
Ms. Ruichi Arya, Adv.
Mr. Anvesh, Adv.
Mr. R. Sharath, AOR

Mr. Ajay Bansal, Adv.
Mr. Gaurav Yadava, Adv.
Ms. Veena B., Adv.
Mr. Sourav Jindal, Adv.

UPON hearing the counsel the Court made the following
O R D E R

I.A. NO.127435/2023

1. Learned counsel appearing for the applicant in the present I.A. submits that though vide order dated 25.04.2023, this Court had allowed both I.A. No.204428/2022 and I.A. No.56711/2022 but in

the said order only the relief sought in the prayer in I.A. No. 204428/2022 was recorded. He submits that inadvertently the prayer in I.A. No.56711/2022 was not mentioned in the said order.

2. The position is not disputed by Ms. Suruchi Aggarwal, learned senior counsel for the Committee. She submits that taking into consideration the fact that hundreds of flat owners were residing in the property, the Committee recommended to approve the confirmation of sale in favour of the applicant-Advantage Equifund Pvt. Ltd.

3. It is not in dispute that the case of the present applicant(s) is identical with the case of the party in whose favour the Committee had passed an order, approval for which was sought in I.A. No. 204428 of 2022. It further appears that the word "in" after "I.A. No. 204428 of 2022" was erroneously recorded and it should instead have been recorded as "and".

4. It is to be noted that both the aforesaid applications were filed by the Committee, however inadvertently reference of I.A. No. 56711/2022 was not recorded in the said order dated 25.04.2023, under the caption "I.A. No.204428 of 2022 in I.A. No.56711 of 2022 in T.C.(C) No.2 of 2024".

5. Therefore, the word "in" appearing in the caption "I.A. No.204428 of 2022 in I.A. No.56711 of 2022 in T.C.(C) No.2 of 2024" be read as "and" and the said caption and the order passed in the captioned applications be read as under:-

"I.A. No.204428 of 2022 and I.A. No.56711 of 2022 in T.C.(C) No.2 of 2024"

1. By way of these applications, the applicants seek the following prayer:-

In I.A. No.204428/2022

"a. The order dated 15.09.2022 and 15.11.2022 passed by this Committee (Annexure A-6 and A7) may please be confirmed."

In I.A. No.56711 of 2022

"a. The order dated 07.03.2022 passed by this Committee (Annexure A-8) may please be confirmed."

2. These applications are allowed in terms of prayer clauses (a) in the respective applications, which are quoted above."

6. The application is, accordingly, disposed of.

I.A. NOS.202667/2023 AND 202743/2023

1. Shri Amit Anand Tiwari, learned senior counsel appearing on behalf of the applicant(s) submits that the applicant(s) in the above applications are similarly circumstanced with the applicant(s), in whose favour the Committee had passed an order and confirmation of which by way of I.A. No. 204428/2022 was filed. He submits that at the request of the Committee, the said I.A. has been allowed.

2. He further submits that the conduct of the Committee is discriminatory, inasmuch as the land which is the subject matter of I.A. No. 204428/2022 is similarly circumstanced with the land which has been purchased by the applicant(s). He further submits that the said land is a part and parcel of the same piece of land, out of which a part was sold to the party in I.A. No. 204428/2022.

3. Ms. Suruchi Aggarwal, learned senior counsel appearing for the Committee, submits that the Committee had decided to confirm the sale on the payment of circle rate in case of applicant(s) in I.A. No.204428/2022, since it was found that a school was constructed on the land in question and that education was being imparted to the students residing in the nearby areas. However, insofar as the present applicant(s) is/are concerned, it was found that the land was a barren land and not developed and therefore, the Committee did not recommend confirmation of the same.

4. Prima facie, we do not find that the decision of the Committee is either discriminatory or erroneous. The distinction drawn

between the two cases is reasonable.

5. However, Shri Tiwari seeks two weeks' time to take instructions as to whether the applicant(s) in the said I.As are willing to pay the market rate for confirmation of sale in their favour.

6. List on 28.02.2024 at 2.00 p.m.

REST OF THE MATTERS

1. Shri Venugopal, learned senior counsel and Shri V. Giri, learned senior counsel appearing on behalf of certain private parties submit that the valuation submitted by the Income Tax Department does not show the correct valuation of the properties owned by the Golden Forests (India) Ltd. It is submitted that in the State of Telangana approximately 788 acres is not included in the assessment report.

2. Shri Aman Vachher, learned counsel appearing on behalf of one of the parties, stated that about 100 acres of land in the city of Gurugram is also not found in the assessment made by the Income Tax Department.

3. Shri Jayant K. Sud, learned senior counsel appearing for the legal heirs of the original promoter(s), also submits that, according to his knowledge vast stretches of land at Mohali in the State of Punjab is also not included in the assessment report.

4. Shri Jayant K. Sud, further submits that vast stretches of land at Kot Dilla district Panchkula, Punjab are being used for illegal mining by the encroachers and the Committee is not taking any steps for protection of the said land and is as a result permitting illegal mining.

5. We direct all the concerned parties to file their respective affidavit giving details therein about the properties which, according to them, have not been included in the valuation report of the Income Tax Department, within two weeks.

6. The parties shall also file their respective affidavits giving details about their submission within two weeks.

7. The Committee shall submit its response upon the same within two weeks thereafter. The Committee shall also point out as to how much balance amount is required to be paid to the investors.

8. Issue notice in I.A. No.152877/2023 - application for Intervention.

9. Insofar as the auction is concerned, since there is a dispute with regard to the valuation of the property in question, we will consider passing an order after all the details are available before this Court.

10. However, prima facie, it appears that there are three contenders i.e. the Hawk Capital Pvt. Ltd., M/s. Ramky Truspace Homes Pvt. Ltd., and M/s. Raamsai Infra, who are willing to participate in the auction for purchase of the properties throughout India, as recorded in the order dated 24.01.2023

11. List all the matters on 28.02.2024 at 2.00 p.m.

(NARENDRA PRASAD)
ASTT. REGISTRAR-cum-PS

(POONAM VAID)
COURT MASTER (NSH)

COMMITTEE GOLDEN FORESTS (INDIA) LIMITED

(Appointed by the Hon'ble Supreme Court of India)

Chairman's Off: # 1065/1, Sector 39-B, Chandigarh-160 036 Tel: 0172-2695065

E-mail:

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COM/CHD/P-MP-12-C/2023/482

August 31, 2023

Re: Representations on behalf of: (1) Mishra & Mishra Realty Private Limited, through Mr. Yogesh Mishra S/o Shri Babu Lal Mishra, resident of 1182/2, Nanda Nagar, Main Road, Indore (M.P.) and (2) Kailash Agarwal S/o Shri Surajmalji Agarwal, resident of 2509, Gokul Ganj, Mhow, District Indore (M.P.), both dated 24.8.2022.

1. Mishra & Mishra Realty Private Limited has filed a representation dated 24.08.2022 for vacation of warrant of possession dated 09.05.2022. An identical representation has also been filed by Kailash Agarwal. Both representations shall be taken up and decided by this common order.
2. Padampura Construction Private Limited, a subsidiary of Golden Forests (India) Limited, owned 19.421 hectare of land in Village Neuguradia, Tehsil Mhow, District Mhow, Indore. (M.P.). The property had been purchased by Padampura from Janki Bai and others on 24.05.1998 for Rs. 4,98,000. This was a valid purchase by a subsidiary company of Golden Forests group of companies, mentioned at serial no. 77 in the list of subsidiary and associate companies. The property, therefore, comes under the custody and

control of this Committee. Under the mandate of the Supreme Court, the properties of Golden Forests (India) Limited and its subsidiary/associate companies are required to be sold to return the money to the investors.

3. Out of above 19.421 ha, Padampura sold 13.091 ha to Babu Bhai and seven others on 24.08.2004 vide registered sale deed (Annexure D-2).
4. Babu Bhai and four others further sold 8.183 ha to M/s. Advantage Equifund Private Limited through registered sale deed on 03.05.2011. Copy of sale deed is Annexure D-4.
5. One of the Babu Bhai group, Dalsukhbhai, died and his legal heirs Vijaya Ben (wife) and Kokila Ben (daughter) inherited the property of the deceased. Legal heirs then along with one of the owners, Hasmukh Bhai, sold 3.288 ha to Mishra and Mishra through two sale deeds dated 31.03.2012 (2.783 ha) and 06.08.2012 (0.505 ha). Sale deeds in favour of Mishra & Mishra are Annexure D-7 and D-8.
6. Another member of Babu Bhai group, Gulab Bhai sold 1.646 ha to Kailash Chandra Agarwal on 04.09.2012 (Annexure D-9).
7. The applicant's case is not that their land stood developed after obtaining proper legal sanctions from the competent authorities, under the development laws of the State. The applicant is trying to claim parity with the orders passed on 07.03.2022 in favour of M/s. Advantage Equifund and order passed on 15.09.2022 in favour of

Multy Innovative Education & Research Society (MIERS). In both the cases the Committee had concluded that sale by Padampura to Babu Bhai on 28.4.2004 was in violation of restraint order which have been passed by the Bombay High Court and Supreme Court of India. Therefore, the entire property of Padampura, measuring 19.421 ha. was liable to be taken into possession by the Committee. Warrants of possession were issued for execution by the concerned Revenue Officer, Mhow.

8. However, the Committee also found that Advantage Equifund took several steps to develop the property, obtain development permissions, engaged Richfield to develop the property, create a mortgage on 0.995 ha, and after plotting further sold 434 plots. Many third and fourth party rights and interests in the property had come into existence, which caused too many complications because fairness would have required granting hearings to the transferee plot holders before repossession of their plots. After repossession, the plots shall have again been on sale in the open market.
9. Therefore, M/s. Advantage Equifund was given an opportunity to get the above transaction regularized by depositing circle rate on 8.349 ha within one month from the date of confirmation of the order by the Supreme Court of India.
10. Likewise, Multy Innovative Education & Research Society [MIERS] had purchased 1.515 ha from Mishra & Mishra and taken needful sanctions from various authorities like TNCP, Gram Panchayat etc. after going through a very lengthy process, obtained NOCs from various government departments granting them

permission to start an educational institution on the land. The society had started a school known as "The Upanishad School" and enrolled 400 students from Nursery to Class VII. The school is also recognized by State Education Department.

11. In view of the above circumstances, this Committee had held: that the transaction regarding sale of 1.515 ha to MIERS can be treated as a voidable one by the Committee. An opportunity to MIERS was given to get the purchase transaction regularized and title perfected. By adopting this step, the Committee would not suffer a loss and shall avoid lengthy proceedings which may interrupt the education of hundreds of students of The Vedanta School. Justice shall have required service of notice to the School and a hearing before taking a decision.

12. Neither Mishra & Mishra nor Kailash Agarwal have taken any steps to develop the subject properties for any purpose before show cause notice and warrant of possession was issued. Therefore, they do not enjoy any parity with the cases of M/s. Advantage Equifund and MIERS. Both the representations are rejected. Orders be issued to take immediate possession of the properties which stand in the name of Mishra & Mishra Realty Private Limited (Mishra & Mishra has been left with 1.773 ha having sold 1.515 ha to MIERS) and Kailash Agarwal (1.646 ha).

Sd/- K Justice K.S. Garewal (Retd) Chairman CHAIRMAN COMMITTEE-GFIL	Sd/- P.L. Abuja Member MEMBER COMMITTEE-GFIL	Sd/- B.M. Bedi Member MEMBER COMMITTEE-GFIL
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ITEM NO.11

COURT NO.3

SECTION X

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

Writ Petition(s)(Civil) No(s). 188/2004

M/S. RAIGANJ CONSUMER FORUM

Petitioner(s)

VERSUS

UNION OF INDIA . & ORS.

Respondent(s)

(IA No. 33106/2019 - APPLICATION FOR PERMISSION
IA No. 112751/2020 - APPLICATION FOR PERMISSION
IA No. 75467/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 173810/2022 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 267222/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 156597/2022 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 171258/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 241765/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 130757/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 158058/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 145179/2019 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 226492/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 16546/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 62733/2019 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 94012/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 58091/2021 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 226482/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 77100/2023 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 5215/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 45905/2019 - CLARIFICATION/DIRECTION
IA No. 132644/2021 - CLARIFICATION/DIRECTION
IA No. 175920/2022 - CLARIFICATION/DIRECTION
IA No. 202667/2023 - CLARIFICATION/DIRECTION
IA No. 132638/2021 - CLARIFICATION/DIRECTION
IA No. 110706/2021 - CLARIFICATION/DIRECTION
IA No. 132630/2021 - CLARIFICATION/DIRECTION
IA No. 211030/2023 - CLARIFICATION/DIRECTION
IA No. 132614/2021 - CLARIFICATION/DIRECTION
IA No. 86122/2021 - CLARIFICATION/DIRECTION
IA No. 145178/2019 - CLARIFICATION/DIRECTION
IA No. 77270/2021 - CLARIFICATION/DIRECTION
IA No. 132665/2021 - CLARIFICATION/DIRECTION
IA No. 202743/2023 - CLARIFICATION/DIRECTION
IA No. 132657/2021 - CLARIFICATION/DIRECTION
IA No. 42476/2020 - EXEMPTION FROM FILING O.T.
IA No. 134874/2022 - EXEMPTION FROM FILING O.T.
IA No. 202744/2023 - EXEMPTION FROM FILING O.T.
IA No. 202669/2023 - EXEMPTION FROM FILING O.T.
IA No. 32653/2021 - INTERVENTION APPLICATION
IA No. 217431/2023 - INTERVENTION APPLICATION

IA No. 212823/2023 - INTERVENTION APPLICATION
IA No. 110701/2021 - INTERVENTION APPLICATION
IA No. 211021/2023 - INTERVENTION APPLICATION
IA No. 241755/2023 - INTERVENTION APPLICATION
IA No. 130756/2020 - INTERVENTION APPLICATION
IA No. 158056/2023 - INTERVENTION APPLICATION
IA No. 152877/2023 - INTERVENTION APPLICATION
IA No. 226487/2023 - INTERVENTION APPLICATION
IA No. 16535/2024 - INTERVENTION APPLICATION
IA No. 7058/2024 - INTERVENTION APPLICATION
IA No. 62731/2019 - INTERVENTION APPLICATION
IA No. 94002/2020 - INTERVENTION APPLICATION
IA No. 58090/2021 - INTERVENTION APPLICATION
IA No. 226475/2023 - INTERVENTION APPLICATION
IA No. 132570/2021 - INTERVENTION/IMPLEADMENT
IA No. 5211/2024 - INTERVENTION/IMPLEADMENT
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IA No. 134873/2022 - INTERVENTION/IMPLEADMENT
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IA No. 132594/2021 - INTERVENTION/IMPLEADMENT
IA No. 132582/2021 - INTERVENTION/IMPLEADMENT
IA No. 132577/2021 - INTERVENTION/IMPLEADMENT
IA No. 42473/2020 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 157541/2019 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 88654/2022 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 18325/2024 - RECALLING THE COURTS ORDER
IA No. 130807/2020 - WITHDRAWAL OF CASE / APPLICATION
IA No. 140519/2023 - WITHDRAWAL OF CASE / APPLICATION)

WITH

T.C.(C) No. 60/2003 (XIV-A)

T.C.(C) No. 66/2003 (XIV-A)

T.C.(C) No. 69/2003 (XIV-A)

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T.C.(C) No. 57/2005 (XIV-A)

T.C.(C) No. 59/2003 (XIV-A)

T.C.(C) No. 68/2003 (XIV-A)

T.C.(C) No. 2/2004 (XIV-A)
(ONLY
FOR MODIFICATION ON IA 127435/2023)

T.C.(C) No. 1/2004 (XIV-A)

T.C.(C) No. 24/2005 (XIV-A)

C.A. No. 3134-3137/2016 (IV)

T.C.(C) No. 34/2019 (IV)

T.C.(C) No. 35/2019 (IV)

T.C.(C) No. 36/2019 (IV)

T.C.(C) No. 37/2019 (IV)

T.C.(C) No. 38/2019 (IV)

CONMT.PET.(C) No. 701/2021 in T.C.(C) No. 2/2004 ()
(IA No. 35282/2021 - EXEMPTION FROM FILING O.T.)

CONMT.PET.(C) No. 942/2021 in T.C.(C) No. 2/2004 ()
(FOR ADMISSION)

Date : 28-02-2024 These matters were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE B.R. GAVAI
HON'BLE MR. JUSTICE SANDEEP MEHTA

For parties(s)

Mrs. Suruchhi Agarwal, Sr. Adv.
Mr. Prashant Kumar, Adv.
Mr. Vijay Kadam, Adv.

Mr. Gurmeet Singh, Adv.
Mr. Soumya Dutta, AOR

Mr. Pankaj Kumar Mishra, AOR

Mr. Ranjan Mukherjee, AOR
Mr. Shantanu Bhowmick, Adv.
Mr. Gautam Barua, Adv.
Mr. Mohneesh Pratap Singh, Adv.

Mr. P. D. Sharma, AOR

Mr. Pratap Venugopal, Sr. Adv.
Mr. Bhargava V. Desai, AOR
Mr. Deepanshu, Adv.
Ms. Devina Bhandari, Adv.
Mr. Shivam Sharma, Adv.

Mr. R. C. Kaushik, AOR
Ms. Minakshi Vij, AOR
Mr. Somnath Mukherjee, AOR

Mr. V. Giri, Sr. Adv.
Mr. Ravi Raghunath, Adv.
Ms. Aakashi Lodha, Adv.
Mr. Vikarsh Kumar, Adv.
Mr. Nihar Dharmadikari, Adv.
Mr. Sanyat Lodha, AOR

Mr. Jatinder Kumar Sethi, DAG
Mr. Ashutosh Kumar Sharma, Adv.
Mr. Jatinder Kumar Bhatia, AOR

Mr. Shailendra Bhardwaj, AOR
Mrs. Naresh Bakshi, AOR

Mr. Rana Ranjit Singh, AOR
Mr. Vivek Kumar Singh, Adv.
Mr. Ravish Singh, Adv.
Ms. Akanksha Singh, Adv.
Mrs. Sweta Singh, Adv.
Mr. Abhilash Tripathy, Adv.
Mr. Abhijeet Kumar, Adv.
Mr. Ashish Mohan, Adv.

Mr. Somnath Mukherjee, AOR
Mr. Pankaj Kumar Mishra, AOR
Mr. Surya Kant, AOR
Mr. Shubham Bhalla, AOR
Mr. M. C. Dhingra, AOR
Ms. Ranjeeta Rohatgi, AOR
Mr. Sudhir Kumar Gupta, AOR

Ms. Chitra Markandaya, AOR
Mr. B. K. Pal, AOR
Mr. R. Gopalakrishnan, AOR
Mr. Arun K. Sinha, AOR
M/S. Ap & J Chambers, AOR
Mr. Jatinder Kumar Bhatia, AOR
Mr. A. P. Mohanty, AOR
Mr. S. Ravi Shankar, AOR
Mr. Chander Shekhar Ashri, AOR
Mr. Ramesh Babu M. R., AOR
Mr. Alok Gupta, AOR
Ms. Sunita Sharma, AOR

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Mr. Shivam Sharma, Adv.

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Mr. Shree Pal Singh, AOR

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Mr. Kartik Jasra, Adv.
Mr. Shivam Nagpal, Adv.
Mr. Pranit Stefano, Adv.
Mr. Siddharth, AOR
Mr. Anshul Saxena, Adv.

Mr. Ashwani Kumar, AOR
Dr. Surender Singh Hooda, AOR
M/S. K J John And Co, AOR

Mr. Gurminder Singh, Sr. Adv.
Mr. Gurminder Singh Ag Punjab, Sr. Adv.
Mr. Gaurav Dhama, A.A.G.
Mr. Karan Sharma, AOR
Ms. Malvika Raghavan, Adv.

Ms. Shalu Sharma, AOR
Mr. Abhijit Sengupta, AOR

Ms. Vandana Sehgal, AOR
Mr. Mohit Yadav, Adv.

Mrs. Aishwarya Bhati, A.S.G.
Mr. Arijit Prasad, Sr. Adv.
Ms. Swarupma Chaturvedi, Sr. Adv.
Mr. Raj Bahadur Yadav, AOR
Mr. Shashank Bajpai, Adv.
Mr. Padmesh Mishra, Adv.

Mr. Prashant Singh Ii, Adv.
Mr. Raghav Sharma, Adv.
Mr. Rajeeva Ranjan Rajesh, Adv.

Mr. Shantwanu Singh, Adv.
Mr. Akshay Singh, Adv.
Ms. Pragya Singh, Adv.
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Ms. Minakshi Vij, AOR
Mr. Yash Pal Dhingra, AOR

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Mr. Jatinder Kumar Bhatia, AOR

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Ms. Amrita Sarayoo, Adv.
Ms. Ruchi Arya, Adv.
Mr. Anvesh O, Adv.
Mr. R. Sharath, AOR

Mr. Subhasish Bhowmick, AOR

Mr. Gurminder Singh, Sr. Adv.
Mr. Gurminder Singh Ag Punjab, Sr. Adv.
Mr. Gaurav Dhama, A.A.G.
Mr. Karan Sharma, AOR
Ms. Malvika Raghavan, Adv.

Mrs. Tanuj Bagga Sharma, AOR
Dr. M.k Ravi, Adv.
Dr. Praveen Hans, Adv.
Mr. Denson Joseph, Adv.

Mr. Raavi Yogesh Venkata, AOR
Ms. Twinkle Rathi, Adv.
Mr. Kotte Venkata Pawan Kumar, Adv.

Mr. Devendra Singh, AOR
Mr. Kedar Nath Tripathy, AOR
Mr. Mohit D. Ram, AOR
Mr. Ajay Pal, AOR

Mr. Chand Qureshi, AOR
Mr. Rama Kant Sharma, Adv.

Mr. Satyakam Chakraborty, Adv.
Mr. Vijay Kumar, Adv.
Mr. Ramu Vutukuri, Adv.
Mr. K.v.krishna Rao, Adv.
Mr. Waseem Akhtar Khan, Adv.
Mrs. Rakhi Banerjee, Adv.
Dr. Chandra Rajan, Adv.

Mr. Aditya Soni, AOR
Mr. Ronak Karanpuria, AOR
Mr. Rajan Chawla, AOR
M/S. Lawyer S Knit & Co, AOR
Dr. Surender Singh Hooda, AOR

Mr. Rishi Kapoor, AOR
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Mr. Azad Bansala, Adv.
Mr. Sourav Ronsa, Adv.
Mr. Dhruv Singh, Adv.

Mr. Jayant K. Sud, Sr. Adv.
Ms. Ishita Farsaiya, Adv.
Mr. Kartik Jasra, Adv.
Mr. Shivam Nagpal, Adv.
Mr. Pranit Stefano, Adv.
Mr. Siddharth, AOR
Mr. Anshul Saxena, Adv.

Mr. Rana Sandeep Bussa, Adv.
Mr. Shashibhushan P. Adgaonkar, AOR
Mr. Dharmendra Tripathi, Adv.
Col Amit Kumar, Adv.

Mr. Amit Anand Tiwari, Sr. Adv.
Mr. Arjun Garg, AOR
Mr. Aakash Nandolia, Adv.
Ms. Devyani Gupta, Adv.
Ms. Sagun Srivastava, Adv.
Ms. Nisha Pandey, Adv.

Mr. A.S.Nadkarni, Sr. Adv.
Mr. Aman Vachher, Adv.
Mr. Dhiraj, Adv.
Mr. Ashutosh Dubey, Adv.
Mrs. Anshu Vachher, Adv.
Ms. Abhiti Vachher, Adv.
Mr. Akshat Vachher, Adv.
Mr. Prashan Jain, Adv.
Mr. Amit Kumar, Adv.
Mr. Balvinder Choudhary, Adv.
Mr. P. N. Puri, AOR

Ms. Ranjeeta Rohatgi, AOR
Mr. Devendra Singh, AOR
Mr. Jagjit Singh Chhabra, AOR

UPON hearing the counsel the Court made the following
O R D E R

IA No. 202667 of 2023 in W.P.(C) No. 188/2004

1. Vide order dated 24th January, 2024, we have observed that the decision of the Committee was neither discriminatory nor erroneous. We had also found that the distinction drawn between the applicant(s) case and the other case where the sale was confirmed was reasonable.
2. However, Mr. Amit Anand Tiwari, learned senior counsel, who had appeared for the applicant, had sought time to take instructions as to whether the applicant(s) in the said IAs are willing to pay the market rate for confirmation of sale in their favour.
3. Accordingly, an affidavit by Shri Yogesh S/o Late Shri Babulalji Mishra, Director of Mishra & Mishra Reality Pvt. Ltd. has been placed on record. He has stated in the affidavit that the guideline/circle rate for the land in question is at the rate of Rs. 30,40,000/- per hectare. It is further stated that the valuation of the land as per guideline/circle rates will be Rs.53,89,920/- .
4. The applicants have also undertaken valuation of the property and as per the valuation report, the market value is Rs.47,87,100/-

5. The affidavit also states that when the matter was last heard, the Court had observed that the market value should be twice the guideline/circle rate.

6. In the affidavit, it is stated that an amount of Rs.1,07,79,840/- is arrived at after the guideline/circle rate is doubled.

7. Since the applicant(s) are willing to pay the market rate which is calculated is doubling the guideline/circle rate, we are inclined to allow the application. The committee is directed to confirm the sale in respect of the land in question in favour of the applicant(s), upon their paying an amount of Rs.1,07,79,840/-.

IA No. 202743 of 2023 in W.P.(C) No. 188/2004

1. Vide order dated 24th January, 2024, we have observed that the decision of the Committee was neither discriminatory nor erroneous. We had also found that the distinction drawn between the applicant(s) cases and the other case where the sale was confirmed was reasonable.

2. However, Mr. Amit Anand Tiwari, learned senior counsel, who had appeared for the applicant(s), had sought time to take instructions as to whether the applicant(s) in the said I.As are willing to pay the market rate for confirmation of sale in their favour.

3. Accordingly, an affidavit by Shri Kailash Agarwal S/o

Shri Surajmalji Agrawal has been placed on record. He has stated in the affidavit that the guideline/circle rate for the land in question is at the rate of Rs. 30,40,000/- per hectare. It is further stated that the valuation of the land as per guideline/circle rates will be Rs.50,03,840/-.

4. The applicants have also undertaken valuation of the property and as per the valuation report, the market value is Rs.51,02,600/-

5. The affidavit also states that when the matter was last heard, the Court had observed that the market value should be twice the guideline/circle rate.

6. In the affidavit, it is stated that an amount of Rs.1,00,07,680/- is arrived at after the guideline/circle rate is doubled.

7. Since the applicant(s) are willing to pay the market rate which is calculated by doubling the guideline/circle rate, we are inclined to allow the application. The committee is directed to confirm the sale in respect of the land in question in favour of the applicant(s), upon their paying an amount of Rs.1,00,07,680/-.

Rest of the application(s)/matter(s)

List tomorrow, i.e. 29.02.2024.

(DEEPAK SINGH)
COURT MASTER (SH)

(ANJU KAPOOR)
COURT MASTER (NSH)

ANNEXURE A/26

On_Dainik_Bhaskar_on_27.11.2014.img

**GOLDEN FORESTS PRIME PROPERTIES FOR SALE IN
PANCHKULA (HARYANA)**

Following properties (belonging to M/s Golden Forests (India) Ltd. and/or its subsidiaries or sister companies) are offered for sale, under the orders of the Hon'ble Supreme Court of India Sealed Bids are invited in the prescribed format for properties mentioned below from the interested parties so as to reach the office of this Committee - GFIL Main Building, Golden Forests (India) Ltd. VPO Jharmari, Via Lalru, Ambala - Chandigarh National Highway - 22, Tehsil Dera Bassi, Distt. Mohali by 3.00 PM on 22.12.2014 Accompanied by under mentioned participation money for each respective property separately in the shape of crossed bank draft in the name of the Chairman, Committee GFIL payable at Chandigarh Phone No. of the office is 0171-2004475.

INTER-SE BIDDING / OPEN AUCTION ON 23.12.2014 at 11.30 A.M.

Sl. No.	Location	Description of Land	Participati on Money	Reserves Price
1.	Village Billa, Tehsil & District Panchkula (Haryana)	Firm house with open area at Village Billa, Area approximately 21 Kanal-12 Marla	Rs. 20.00 Lakh	Rs. 2.50 Crore

2	Village Billa, Tehsil & District Panchkula (Haryana)	Resort, Hotel (in Abadi) 9 hole Golf Course, Lake, Swimming Pool, Area approx 966 Kanal-16 Marla (including 22 Kanal on lease hold basis & 2 Kanal in Abadi deh)	Rs. 1.00 Crore	Rs. 41.00 Crore
3	Village Billa, Tehsil & District Panchkula (Haryana)	Agricultural land approximately Area 348 Kanal-7 Marla (Land situated in different places)	Rs. 50.00 Lakh	Rs. 15.00 Crore
4	Village Billa, Tehsil & District Panchkula (Haryana)	Agricultural land Area approximately 42 Kanal - 19 Marla	Rs. 15.00 Lakh	Rs. 2.00 Crore
5	Village Bunga, Tehsil & District Panchkula (Haryana)	Agricultural land Area approximately 43 Kanal - 18 Marla	Rs. 20.00 Lakh	Rs. 3.00 Crore
6	Village Bunga, Tehsil & District Panchkula (Haryana)	Land Area approximately 17 Kanal - 5 Marla	Rs. 10.00 Lakh	Rs. 1.25 Crore
INTER-SE BIDDING / OPEN AUCTION ON 24.12.2014 at 11.30 A.M.				
7	Village Mandlaya, Tehsil	Agricultural land Area	Rs. 50.00 Lakh	Rs. 17.50 Crore

	Raipur Rani, Panchkula	approximately 2257 Kanal - 14 Marla		
8	Village Kot, Tehsil & District Panchkula (Haryana)	Agricultural Land Area approximately 40 Kanal - 11 Marla	Rs. 20.00 Lakh	Rs. 3.00 Crore
9	Village Jaswantgarh, Tehsil & District Panchkula	Agricultural Land Area approximately 512 Kanal - 14 Marla	Rs. 1.00 Crore	Rs. 55.00 Crore
10	Village Jaswantgarh, Tehsil & District Panchkula	Agricultural Land Area approximately 28 Kanal - 12 Marla	Rs. 20.00 Lakh	Rs. 3.00 Crore
11	Village Jaswantgarh, Tehsil & District Panchkula	Agricultural Land Area approximately 19 Kanal - 4 Marla	Rs. 15.00 Lakh	Rs. 2.00 Crore
12	Village Jaswantgarh, Tehsil & District Panchkula	Agricultural Land Area approximately 7 Kanal - 0 Marla	Rs. 5.00 Lakh	Rs. 65.00 Lakh

NOTE: The Bidders shall fully satisfy & verify themselves from the revenue records office of relevant departments about the area of the properties mentioned above before participating in the bids

The sale is on "As is, Where is and Whatever There is" basis and subject to confirmation by the Hon'ble Delhi High Court. The

possession shall be given to the successful bidder after execution and registration of Certificate of Sale. Terms and conditions, format of bid and complete details of these properties can be had from the office of the Committee at Jharmari, between 11:00AM and 03:00 PM on any working day or downloaded from www.goldenforestcommittee.com Inter-se bidding/open auction for Serial No. 1 to 5 will be held at 11:30 AM on 23.12.2014 and for Serial No. 7 to 12 will be held at 11:30 AM on 24.12.2014 All bidders are requested to be present there.

By order of the Committee-GFIL
(Appointed by the Hon'ble Supreme Court)

//TRUE TYPED COPY//

ANNEXURE A/27

GOLDEN FORESTS PRIME PROPERTIES FOR SALE

Following properties (belonging to M/s Golden Forests (India) Ltd and/or his subsidiary or sister companies) offered for sale, under the orders of the Hon'ble Supreme Court of India. Sealed Bids are invited in the prescribed format for properties mentioned below from the interested parties, so as to reach the office of this Committee-GFIL, Main Building, Golden Forests (India) Ltd. VPO Jharmari, Via Lalru, Ambala - Chandigarh National Highway-22, Tehsil Dera Bassi, Distt. Mohali by 03:00 PM on 14.07.2015 accompanied by participation money as indicated against each property separately in the name of the Chairman, Committee GFIL payable at Chandigarh Phone Number of the office is 0171-2004475.

HARYANA PROPERTIES: (INTER-SE BIDDING/OPEN AUCTION ON 15.07.2015)

Sl. No.	Location	Description of Land	Participati on Money	Reserves Price
1.	Village Billa, Tehsil & District Panchkula (Haryana)	Resort, Hotel (in Abadi deh), 9 hole Golf Course, Lake, Water Chute and Swimming Pool, Area approx. 966 Kanal-16Marla.	Rs. 1.00 Crore	Rs. 41.00 Crore

		(Including 22 Kanals on lease hold basis & 2 Kanals in Abadi deh).		
2	Village Billa, Tehsil & District Panchkula	Agricultural land approximately Area 348 Kanals-7 Marla (Land situated in different places)	Rs. 50.00 Lakh	Rs. 15.00 Crore
3	Village Nolta & Toran, District Panchkula (Haryana)	The Resort, spread over 31 acres, comprises 26 huts with AC & attached bathroom and furniture & crockery/kitchen ware etc. Ideally located at the foot-hills; 10 Kms from Pinjore (Haryana) and 25 Kms from Chandigarh	Rs. 50.00 Lakh	Rs. 15.00 Crore

4	Village Jaswantgarh, Tehsil & District Panchkula (Haryana)	Agricultural land Area approximately 512 Kanal - 14 Marla	Rs. 1.00 Crore	Rs. 55.00 Crore
5	Vikas Vihar, Ambala City (Haryana)	Single Storey Residential Building: House No. 48, situated at Vikas Vihar, Backside Market, on 30 ft wide Road, Ambala City (Area: 198 Sq. yards.)	Rs. 25.00 Lakh	Rs. 1.00 Crore
UTTARAKHAND PROPERTIES: (INTER-SE BIDDING/OPEN AUCTION ON 17.07.2015)				
6	Mohit Nagar, Dehradun (Uttarakhand)	Residential Building having Khasra No. 551, Kanwli, with area 192 Sq. Mts.	Rs. 15.00 Lakh	Rs. 60.00 Lakh
7	Raj Bhawan Road, Tallital, Nainital	The Property known as House No. 52, Haiz	Rs. 25.00 Lakh	Rs. 1.00 Crore

	(Uttarakhand)	Warton Compound, Ramniwas Near St. Merry Convent, Raj Bhawan Road, Tallital, Nainital, total Area: 4265 Sq. Ft. & Built-up Area: 4035 Sq. ft.		
8	Dick Road, Near Company Garden, Mussoorie (Uttarakhand)	Property known as Himani Cottage, Old Cottage & Open Hilly land situated at Dick Road, Near Company Garden, Mussoorie (Area: 475 Sq. Mts. (Covered Area: 74 Sq. Mts.) and Open Land & ruins of	Rs. 50.00 Lakh	Rs. 2.25 Crore

		Servant Quarters (Area 5627 Sq. Mts.). Total Area: 6102 Sq. Mts.		
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E: The Bidders shall fully satisfy & verify themselves from the revenue records, office of relevant apartments about the area of the properties mentioned above before participating in the bids.

sale is on "As is, Where is and Whatever There is" basis and subject to confirmation by the Hon'ble Delhi High Court. The possession shall be given to the successful bidder after execution and registration of Certificate. Terms and condition, format of bid and complete details of these properties can be had from the office of the Committee at Jharmari, between 11:00AM and 03:00 PM on any working day or downloaded from www.goldenforestcommittee.com Inter-se bidding/ open auction will be held at 11:00 AM on 15.07.2015 for the properties at Sr. No. 1 to 5 and on 17.07.2015 for the properties at Sr. No. 6 to 8. All bidders are invited to be present there.

By order of the Committee-GFIL
(Appointed by the Hon'ble Supreme Court)

//TRUE TYPED COPY//

SUPREME COURT OF INDIA

Writ Petition(s) (Civil) No.(s) 188/2004

AUCTION NOTICE

M/s RAIGANJ CONSUMER FORUM

*Petitioner (s)**Versus*

UNION OF INDIA & ORS.

Respondent (s)

Hon'ble Supreme Court of India has vide order dated 09.05.2018 invited fresh bids. Relevant part of the order dated 09.05.2018 is as follows.

ORDER

“Post these matters on 17th May, 2018.

We make it clear that anybody who is interested in participating in the auction in respect of the properties, particulars of which are available on the website of the Committee, shall be present in Court on that day and deposit or furnish bank guarantee for Rs. 722,00,00,000/- (Rupees Seven Hundred and Twenty Two Crores) with the Registry on or before 4 p.m. on 16th May, 2018.

We further make it clear that in case anybody is interested in gathering any more information, they are free to approach the Committee regarding the same. The auction will be conducted on 'as is where is basis' condition. It is also made clear that auction will be on the principle of caveat emptor, meaning thereby that whatever be the deficiencies in the title and whatever be the litigation in respect of the properties, all that the buyers will have to take care of. It is also made clear that this will include the disputes on surplus land as well.”

General public is notified that the details of properties owned by Golden Forests (India) Limited and its subsidiary/ associate companies are as follows:

PART - A Properties Available for Sale

Sr. No	Land/Building	Location	Approx. Area	Collector Rate	Collector's Value of property/Land
1	Farmland	Village Jaswantgarh, Panchkula Haryana	70 Acre	50 Lacs per acre	35.00 Crore
2	Hotel & Tourist resort	Village Billa Panchkula Haryana	432 Kanal (54 Acre)	47.25 Lacs per acre	25.51 Crore
3	SCO	Jind, Haryana	151.412 Yard	55000 per yard	0.83 Crore
4	Agricultural land	Village Jaswantgarh, Haryana	72.31 Acre	50.00 lacs per acre	36.15 Crore
5	Agricultural land	Village Billa, Haryana	51.37 Acre	47.25 lacs per acre	24.27 Crore
6	Agricultural land	Village Bunga, Haryana	5.78 Acre	17.00 lacs per acre	0.98 Crore
7	Agricultural land	Village Kot, Haryana	5.07 Acre	55.00 lacs per acre	0.28 Crore
8	Agricultural land	Village Parasoli, Gurgaon	73 K - 15.66 M(9.22 Acre)	5533500 Per Acre	5.07 Crore
9	Agricultural land	Village Bhokrakha, Gurgaon	46 K - 15 M(5.84 Acre)	5593000 Per Acre	3.26 Crore
10	Agricultural land	Village Borakhard, Gurgaon	1221K- 2.5M(152.64 Acre)	5593000 Per Acre	85.37 Crore
11	Agricultural land	Village Sidhrawali,	57 K - 6	7008250	5.02

	land	Gurgaon	M(7.162 Acre)	Per Acre	Creore
12	Agricultural land	Village Panda, Indore	57.830 hectare	12500000 per Hecter	72.29 Creore
13	Agricultural land	Village Nawda, Indore	27.219 hectare	60,00,000 per Hecter	16.33 Creore
14	Agricultural land	Village Raau, Indore	15.703 hectare	30000000 per hecter	47.10 Creore

PART - B Properties/lands under litigation before Court/Committee

Sr. No	Land/Buildi ng	Location	Approx.Ar ea	Collector Rate	Collector's Value of property/ Land
1	16Shops,Hotel block, 2 Cinema Hall, MainHouse	Mall Road, Mussoorie	3801 Sq. Mts	33500/- Sq. Mts	12.75 Creore
2	Luxmi Bhawan & Cottage	Kurli, Mussoorie	2858 Sq. Mtrs	33500/- Sq. Mts	9.57 Creore
3	Flat	Vasant Kunj, Delhi	1250 Sq. Ft (116.129 Sq. Mtr)	774000/- Sq.Mtr	8.98 Creore
4	SCO	Ambala Cantt	2369 Sq.Ft (265.77 yard)	23000/- yard	0.61 Creore
5	Two Plots	Lajpat Nagar, Delhi	703.3 Sq. Mts.	159840/- Sq.Mtr	11.24 Creore
6	Plot No. 265/1	NTPC, Ramagundam, Karimnagar	847 Sq.Yards	7500/- per Sq.Yds	0.63 Creore
7	Agricultural Land	Village Kotra, District Kaithal	88 Kanal (11 Acre)	15.00 Lac Per acre	1.65 Creore
8	Agricultural	Village Peer Muchala,	4	15640000/-	6.26

	Land	Distt. SAS Nagar	Acre	per acre	Creore
PART - C Surplus Land declared by the State of Punjab and Uttarakhand					
Sr. No.	Land/Building	Location	Approx.Area	Collector Rate	Collector's Value ofproperty/Land
1	Surplus Land	Uttrakand per Dr. Namavati Report	1355.56 Sq.Mts	@ Rs. 20 Lacs per acre (assumption)	271.11 Crore
2	Surplus Land (less built up properties mention at Sr. No. 3 to 10 below)	Punjab (As per Dr. Namavati Report)	4169.86 Acre	@ Rs. 20 Lacs per acre (assumption)	833.97 Crore
3	Farmland & Building (builtup)	Village Jharmari, Punjab	36 Killa	60 Lacs	21.60 Crore
4	Central Office Building (Builtup)	Village Jharmari, Punjab	32 Killa	60 Lacs	19.20 Crore
5	Hotel (builtup)	Village Jharmari, Punjab	16 Killa	60 Lacs	9.60 Crore
6	10 Residential & 2 office building	Village Jharmari, Punjab	25 Killa	16 Lacs	4.00 Crore
7	Farmland (part of builtup area)	Village Jharmari,	58 Killa	60 Lacs	34.80 Crore

		Punjab			
8	Farmland (part of builtup area)	Village Jharmari, Punjab	9 Killa	60 Lacs	5.40 Crore
9	Farmland (part of builtup area)	Village Jharmari, Punjab	77 Killa	60 Lacs	46.20 Crore
10	Agricultural Land (part of builtup area)	Village Peer Muchala	37.11 Killa	1.56 Crore	57.90 Crore

PART - D Properties/Lands to be identified (As per Dr. Namavati Report)

Sr. No.	Land/Building	Location	Approx.Area	Collector Rate	Collector's Value of property/Land
1	Lands in Various States		1840 Acre (approx.)	@ Rs. 20 Lacs per acre (assumption)	368 Crore

By order of Supreme Court of India
 Committee–Golden Forests (India) Limited,
 VPO Jharmari, Via Lalru, Ambala-Chandigarh
 National Highway-22, Tehsil Dera Bassi, District Mohali,
 PH.: 0171-2777155,0172-2695065,
 E-mail :
 committee_gfil@rediffmail.com,www.goldenforestcommittee.com

Advertisement is being published on 12.5.2018 in Indian Express All India Edt (National), Hindustan Times All India Edt (National) Economic Times All India Edt (National) and Dainik Bhaskar All India Edt (National)

SUPREME COURT OF INDIA

Writ Petition(s) (Civil) No.(s) 188/2004

AUCTION ON 04.07.2018 at 2.00 P.M.

M/S RAIGANJ CONSUMER FORUM

Petitioner (s)

Versus

UNION OF INDIA & ORS.

Respondent (s)

The Hon'ble Supreme Court of India has invited bids for the properties of Golden Forests (India) Limited and its subsidiary / associate companies vide order dated 17.05.2018, which is as follows:

ORDER

"On behalf of the investors, it has been pointed out that they have been waiting for their money for the last 14 years. It is submitted that the Court may take steps at the earliest to sell the properties and distribute the sale proceeds to the investors without further delay.

On behalf of some of the intending purchasers who would like to participate in the auction, it was submitted that they did not get sufficient time to verify the particulars of the properties from the case records as well as from the Committee. Post on 04.07.2018 at 2:00 PM. All those who intend to participate in the auction may deposit an amount of Rs. 721,00,00,000/- (Rupees Seven Hundred and Twenty One Crores) before the Registry of this Court on or before 03.07.2018. We make it clear that there shall be no further extension of time on any count. M/s Hawk Capital, which has furnished the Bank Guarantee is free to take the same back; but it shall deposit the amount

of Rs. 721,00,00,000/- (Rupees Seven Hundred and Twenty One Crores) before the Registry of the Court on or before 03.07.2018. We direct the Committee to publish the contents of this Order also in leading newspapers making it clear that the auction will be held in Court on 04.07.2018 at 2:00 PM.

Note - 1.

Intending bidders are advised to visit the Committee's website www.goldenforestcommittee.com for:

- (a) Details of properties published in various newspapers on 11.05.2018
- (b) Latest updates of properties.
- (c) Earlier orders of the Supreme Court of India dated 11.04.2018 and 09.05.2018.

Note - 2.

Intending bidders may contact the Committee's office for detailed information of the properties of Golden Forests (India) Limited and its subsidiary/associate companies on any working day between 11 A.M. to 4 P.M.

29.05.2018

By order of Supreme Court of India
Committee-Golden Forests (India) Limited,
VPO Jharmari, Via Lairu,
Ambala-Chandigarh National Highway-22,
Tehsil Dera Bassi, District Mohali,
PH.: 0171-2777155, 0172-2695065,
E-mail: committee_gfil@rediffmail.com,
www.goldenforestcommittee.com

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PUNJAB KESRI DATED 22.11.2019

INCOME TAX DEPARTMENT, PANCHKULA

Tax Recovery Officer, Income Tax Building, Sector-2

Panchkula (Haryana)

AUCTION NOTICE

In compliance off the directions issued by the Hon'ble Suprem Court vide it's order dated 188/2014 passed in W.P. (C) No.188/2004, M/s.Raiganj Consumer Forum Vs. Union of India & Ors., and T.C. (C) No.2/2004, the following immovable properties as mentioned in the name of M/s. Gold Forest (India) Limited and it's associates, will be sold through public auction.

Open Auction will be held on 06.01.2020 at 11.30 a.m. in Income Tax Building, Sector-2, Panchkula (Haryana).

S.	Details of Properties	Reserved Price
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No.		
1.	Agricultural land in Village- Jaswantgarh, District- Panchkula (72.31 Acres)	Rs.36,15,50,000/-
2.	Agricultural land in Village- Billa, District- Panchkula (51.37 Acres)	Rs.24,27,23,300/-
3.	Semi constructed Building and Agricultural Land, Village- Billa, District - Panchkula (4.875 Acres)	Rs.13,63,66,294/-
4.	Agricultural Land, Village- Banga, District- Panchkula (5.68 Acres)	Rs.96,56,000/-
5.	Agricultural land, Village- Kot, District- Panchkula (5.07 Acres)	Rs.2,78,85,000/-

Open Auction on 08.01.2020 at 11.30 a.m. in Income Tax Building,
Sector-17, HUDA, Jagadhari, District- Yamunanagar (Haryana).

S. No.	Details of Properties	Reserved Price
1.	House No. C-6/359/1, Garhi Mundo,	Rs.33,97,800/-

	Tehsil- Jagadhari, District- Yamuna Nagar (1882.12 Sq. t.)	
2.	Agriculture Land, Village- Jagadhari, District- Yamunanagar (0.58 Acres)	Rs.49,30,000/-

Note:-

- (1) For Inspection of Properties of Panchkula: For visiting site, kindly gather in Income Tax Office, Panchkula before 12.00 a.m. on 18th December, 2019.
- (2) For Inspection of Properties of Yamuna Nagar: For visiting site, kindly gather in Income Tax Office, Yamuna Nagar before 12.00 a.m. on 12th December, 2019.

Terms & Conditions:-

1. The Highest Bid shall be subject to the approval of Tax Recovery Officer, Panchkula (Haryana).
2. The Highest Bidder shall have to deposit 25% of bid amount as Demand Draft on the site in favour of "The Chairman Committee- GFIL" Account No.55024544491.

3. The Bidders are requested to conduct inspection of aforesaid agricultural land/plot in Advance and to bid on the aforementioned site. TRO is not responsible for error related to any measurement (buyers kindly keep in mind).
4. The balance bid amount shall have to be deposited within a period of 15 days of date of auction. If, there is any holiday or Sunday, then, the next working day shall be treated as 15th day. If, he/ bidder fails to deposit the balance amount, then the 25% amount deposited by him, shall be forfeited by the Government.
5. If, any Municipal Tax, Electricity Bill or Water Tax is due regarding the agricultural land/ plot on the date of auction, then, same shall be borne by the Purchaser.
6. Aforesaid property shall be transferred to the Purchaser on “As is where is” basis.

Note: All the prospecting Bidders shall have to deposit a sum of Rs. 2,00,000/- as Caution Money (Refundable) through

Demand Draft in faovur of “The Chairman, Committee-GFIL” Account No.55024544491” on the entry gate of Auction Hall. For any further information can be obtained from the Tax Recovery Officer, Sector-2, Panchkula on any working day during officer hours on Telephone No.01772-25774444.

(Sunita Sharma)

Tax Recovery Officer, Panchkula (Haryana)

SCO.41 and 48, Income Tax Building

Sector-2, Panchkula, Phone No. 0172-2577444

Or visit <https://incometaxchandigarh.org>.

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ANNEXURE A/31

P-03

Annexure-I

Fair Market Value of Property**Property No. 20:- 411 Kanal 2.5 Marla Village Billa, Tehsil &****Distt. Panchkula****Collector Rates of Village Billa, Tehsil & Distt. Panchkula for****Year 2022-23**

Sl. No	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 20:- 411 Kanal 2.5 Marla Village Billa, Tehsil & Distt. Panchkula					
1	Property No. 1 (7 Kanal 4 Marla)	7.200	Kanal	590625. 00	4252500. 00	Circle rates per Acre 47,25,000/-Rate per Kanal 5,90,625/-
2	Property No. 2 (23 Kanal 14 Marla)	23.700	Kanal	590625. 00	1399781 2.00	
3	Property No. 3 (10 Kanal 12 Marla)	10.600	Kanal	590625. 00	6260625. 00	

4	Property No. 4 (62 Kanal 4 Marla salam)	62.200	Kanal	590625. 00	3673687 5.00	
5	Property No. 5 (36 Kanal 4.5 Marla salam)	36.225	Kanal	590625. 00	2139539 0.63	
6	Property No. 6 (54 Kanal 16 Marla salam)	54.800	Kanal	590625. 00	3236625 0.00	
7	Property No. 7 (6 Kanal 8 Marla salam)	6.400	Kanal	590625. 00	3780000. 00	
8	Property No. 8 (142 Kanal 10 Marla salam)	142.50 0	Kanal	590625. 00	8416406 2.50	
9	Property No. 9 (32 Kanal 0 Marla)	32.000	Kanal	590625. 00	1890000 0.00	
10	Property No. 10 (10 Kanal 19 Marla salam)	10.950	Kanal	590625. 00	6467343. 75	
11	Property No. 11 (0 Kanal 6 Marla salam)	0.300	Kanal	120000 000.00	3600000 0.00	Circle rates per Marla Rs. 60,00,00 0/-Rate per Kanal

						12,00,00 ,000/-
12	Property No. 12 (21 Kanal 12 Marla salam)	21.600	Kanal	590625. 00	1275750 0.00	
13	Property No. 13 (2 Kanal 13 Marla salam)	2.650	Kanal	590625. 00	1565156. 25	
		111.12 5	Kanal		2786435 15.63	
Fair Market Value of Property						
Cost of Land				278,643,516.00		
<p>Note: As per the notification of Collector Rates for Year 2022-23, Area of Land less than 1000 Sqyd will be considered as the Residential property if being purchased by blew shareholder in respective Khewat. Therefore in this valuation report, Rates for area less than 1000 Sqyd has been adopted as collector Rates of Residential property.</p>						

Sd/-
Valuation Officer
Income Tax Department
Chandigarh

Sd/-
District Valuation Officer
Income Tax Department
Chandigarh

//TRUE TYPED COPY//

VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj
Consumer Forum Vs Union of India and Ors. - W.P. (C) No. 188/2004

Name of Property:	Property No. 21: - 5 Bigha 2 Biswa Village Dhagotara No. 160, Tehsil Kalka Distt. Panchkula	
1	REFERENCE	
1.1	Office from which reference received	Tax Recovery Officer, Panchkula
1.2	Letter No. and date under which reference received	T.R.O./Panch./2023-24/17 Dated 05.05.2023 & Even No. 54 dated 13.06.2023
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2.	Representative	Representative of Revenue Department Kalka Sh. Baljinder Singh, Patwari
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/Information furnished by Representatives of Revenue Department	1. Prevailing Collector Rates Notified of Village Dlitogara No. 160, Tehsil Kalka Distt. Panchkula for Year 2022-23.

		2. Sale deed was not available with the concerted officials. 3. Concerned Revenue Department Official, Kalka Shown data during Joint visit as per their official records.
3.2	Date of visit	19.05.2023
3.3	Property was visit by the following persons	1. Er. Parveen Kumar, VO 2. Er. Debender Singh, AVO 3. Er. Anil Kumar Rajput, JE 4. Er. Mahendra Singh, JE
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	1. Agricultural Land in Village Dilatogara No. 160, Tehsil Kalka Distt, Panchkula 2. The subject property is shown in Khewat No. 1 in reference received from the TRO, Income Tax Department, Panchkula. However, it is found that old Khewat No. has been revised to new Khewat No. viz. 1, 2, 3 & 4 in Revenue Record.
5	PROPERTY DESCRIPTION	
5.1	Land area	Agriculture Land in Viliage Dliatogara No. 160, Tehsil Kalika Distt. Panchkula of Area 5 Bigha 2 Biswa
5.2	Type of construction and broad specification	Not applicable
5.3	Period of Construction	Not applicable

6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates of property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Pair Market Value of the property under the given circumstances
6.3	Observations or Qualifications	
	<p>1. The subject property is shown in Khewat No., Khewat No. 1 In reference received from the TRO, Income Tax Department, Panchkula. However, It is found that old Khewat No. has been revised to new Khewat No. viz. 1, 2, 3 & 4 in current Revenue Record.</p> <p>2. The Property shows in name of ESA Hotels Pvt. Ltd in reference received from the TRO, Income Tax Department, Panchkula, but in the Revenue records the Property is shown in the name of Uma Hotels Pvt. Ltd.</p> <p>3. Sale deed of the subject property was not available with the concerned officials.</p> <p>4. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	RATES ADOPTED FOR VALUATION	
7.1	Standard rates adopted as per subject property.	Prevailing Collector Rates Notified of Village Dhatogara No. 160, Tehsil Kalka Distt. Panchkula or Year 2022-23 related to subject property has been adopted for arriving at the rates of land for the subject property.

8	VALUATION	
	The Fair Market Value of the subject property known as "Agricultural Land" has been worked out as under.	
Sl. No.	Date of Valuation	Fair Market Value of property
1	24,01.2023	3187500.00

Sd/-
16.06.2023
Valuation Officer
Income Tax Department
Chandigarh

//TRUE TYPED COPY//

IN THE SUPREME COURT OF INDIA
CIVIL ORIGINAL JURISDICTION

I.A. NO. OF 2024

IN

WRIT PETITION (CIVIL) NO. 188 of 2004

IN THE MATTER OF:

M/S Raiganj Consumer Forum ... Petitioner

Versus

Union of India &Ors. ... Respondents

AND IN THE MATTER OF:

Krishna Devi & Ors. ... Applicants

APPLICATION FOR EXEMPTION FROM
FILING OFFICIAL TRANSLATION

.....

To,

Hon'ble the Chief Justice and his
Hon'ble Companion Justices of the
Hon'ble Supreme Court of India

The humble application of the
Applicant above-named

MOST RESPECTFULLY SHEWETH:

1. The Applicant herein has filed an accompanying application seeking Impleadment Petitioner in the captioned petition (**Petition**) pending before this Hon'ble Court.
2. It is respectfully submitted that the Annexures A/7 & A/30 are annexed with the Application for Direction were originally in Hindi

and since there was urgency in the matter and the said Annexure was to be filed urgently along with the Application for Direction, and apprehending long time to be taken by the Official Translator, the Applicants got the same translated into English through his own source. It is submitted that the said translation has been done by a competent person who is conversant with the legal phraseology and the same are correct and true English Translation of the said Annexure. It is in the interest of justice that the English Translation filed by the Applicants is taken on record and the Applicants be exempted from filing the Official Translation.

P R A Y E R

It is, therefore, most respectfully prayed that this Hon'ble Court may be pleased to –

- a) Exempt the Applicants from filing Official Translation of Annexures A/7 & A/30; and
- b) Pass such other and further order or orders as may be deemed just and proper by this Hon'ble court on the facts and in the circumstances of the case.

AND FOR THIS ACT OF KINDNESS, THE APPLICANT AS IN DUTY BOUND SHALL EVER PRAY.

NEW DELHI
DATED: 02.10.2024

FILED BY;



(AAKASH NANDOLIA)
Advocate for the Applicants